



Abbot Road, Bury St. Edmunds, Suffolk, IP33 3UW

MARK · EWIN
BURY ST EDMUNDS

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IP33 3UW

This well-presented detached bungalow, featuring two/three bedrooms, is located within the sought-after Horringer Court area of Bury St Edmunds.

The property boasts an inviting entrance hall, a comfortable sitting room, a spacious kitchen / dining room, a modern shower room, and a conservatory leading into the garden. There are two bedrooms along with a third/ further reception room.

Outside, the property boasts a driveway at the front for off-road parking and access to the single garage. The rear of the property showcases a lovely garden, predominantly laid to lawn, complemented by a paved patio area and further seating area.

Additional Information:

Tenure: Freehold

EPC Rating: D

Council Tax Band: D - £1,951.11 (Source West Suffolk)

Services: Mains Gas, Electric, Water and Drainage. Heating is offered via gas central heating.

(Please note that none of these services have been tested by the selling agent.)



Directions

From the town centre proceed out of town along Out Westgate A143, turn right into Petticoat Lane and continue along this road. When the road bares sharp right, turn left into Abbot Road where the property can be found on the right hand side.

Location

The historic market town of Bury St Edmunds provides an extensive range of shopping facilities, including the Arc Shopping Centre. There are also excellent educational, recreational and cultural facilities and for those needing to commute there is convenient access to the A14, which provides links to Cambridge, Ipswich and London / Stanstead Airport via the A11/M11

Accommodation:

Entrance Hall 13' 5" x 9' 2" (4.1m x 2.8m)

Sitting Room 16' 5" x 11' 10" (5.0m x 3.6m)

Kitchen/Dining Room 16' 5" x 10' 2" (5.0m x 3.1m)

Shower Room 7' 3" x 5' 11" (2.2m x 1.8m)

Bedroom One 15' 9" x 10' 6" (4.8m x 3.2m)

Bedroom Two 10' 10" x 8' 10" (3.3m x 2.7m)

Bedroom Three / Reception 11' 2" x 7' 1" (3.4m x 2.15m)

Conservatory 11' 2" x 8' 2" (3.4m x 2.5m)

Front & Rear Gardens

Driveway

Single Garage

Additional Information:

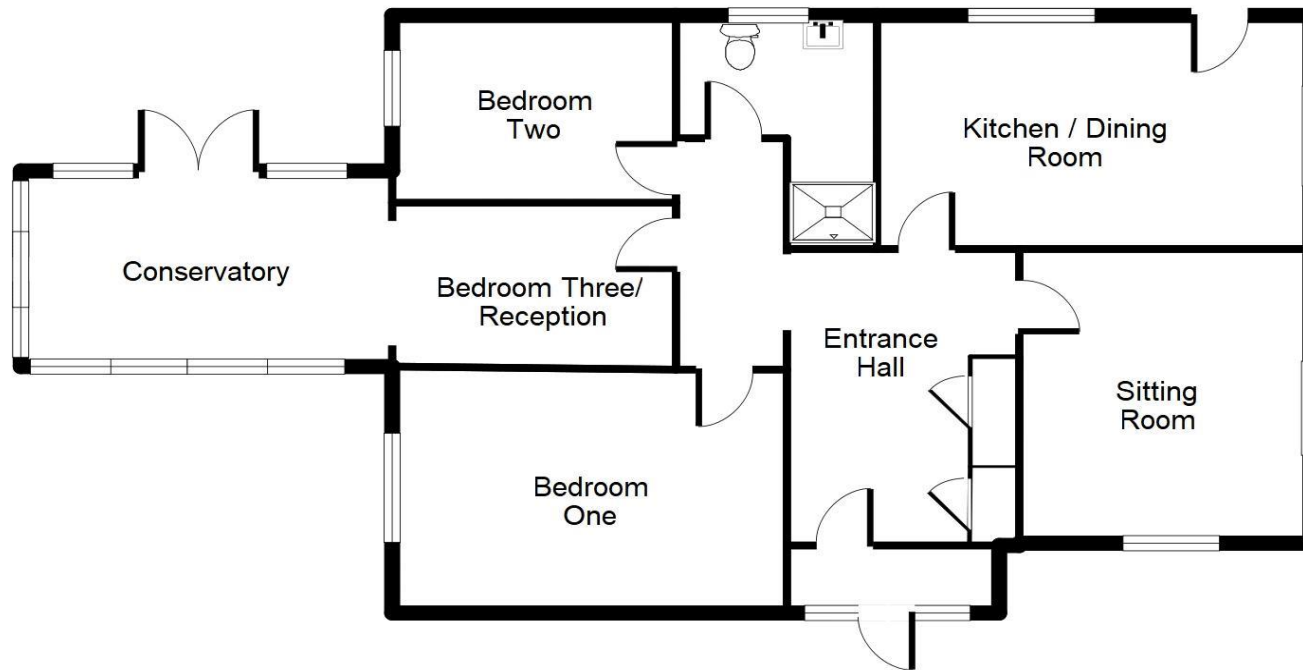
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Offers in excess of £375,000
Freehold





For identification only - Not to scale
(c) Visual Floor Planner

MONEY LAUNDERING REGULATIONS 2003: Purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PLEASE NOTE: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the Agents.

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